<u>CDA Redevelopment</u>

Agency Overview

Agency Mission

The mission of the Community Development Authority (CDA) of the City of Madison is to carry out various housing and redevelopment initiatives of the City, with powers and duties provided for under State Statutes.

Agency Overview

The Agency provides: assisted housing development and management, neighborhood revitalization, housing finance and rehabilitation, and urban renewal and redevelopment. As the City's housing authority, the CDA is charged with planning the redevelopment of areas where unsafe housing exists and with providing safe and sanitary dwelling accommodations for persons of low income. Acting as the redevelopment authority, the CDA provides for the elimination and prevention of substandard, deteriorated, and blighted areas through redevelopment activities. In addition, the Common Council has designated, by ordinance, the CDA as the administrative entity for the City's various housing rehabilitation and home buyers' assistance loan programs.

2018 Budget Highlights

The 2018 Adopted Budget includes funding for:

- Overseeing Triangle redevelopment efforts.
- Managing construction of single-family housing in Allied Drive.
- o Overseeing replacement of four public housing units at Teresa Terrace.
- Increased salary savings that will be realized through keeping the Housing Initiative Specialist position vacant throughout 2018 (\$59,000).

Budget Overview

Budget by Service (All Funds)

	2	2016 Actual	2017 Adopted		2017 Projected		2018 Request		2018 Executive		2018 Adopted	
Revenue												
Redevelopment		(2,355,795)		(1,820,520)		(1,957,507)		(2,351,895)		(2,361,895)		(2,361,895)
Total Revenue	\$	(2,355,795)	\$	(1,820,520)	\$	(1,957,507)	\$	(2,351,895)	\$	(2,361,895)	\$	(2,361,895)
Expense												
Redevelopment		2,355,795		1,820,520		1,957,507		2,351,895		2,361,895		2,361,895
Total Expense	\$	2,355,795	\$	1,820,520	\$	1,957,507	\$	2,351,895	\$	2,361,895	\$	2,361,895
Net General Fund	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Budget by Fund & Major

Fund: CDA

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Revenue						
Charges for Services	(1,522,438)	(1,663,020)	(1,597,535)	(1,640,000)	(1,640,000)	(1,640,000)
Investments & Contributions	(629,450)	(100,000)	(89,567)	(495,495)	(495,495)	(495,495)
Misc Revenue	(136,436)	(57,500)	(128,881)	(166,400)	(166,400)	(166,400)
Other Finance Source	(67,470)	-	-	(50,000)	(60,000)	(60,000)
Transfer In	-	-	(141,525)	-	-	-
Total Revenue	\$ (2,355,795)	\$ (1,820,520)	\$ (1,957,507)	\$ (2,351,895)	\$ (2,361,895)	\$ (2,361,895)
Expense						
Salaries	145,008	198,211	150,459	142,505	142,505	142,505
Benefits	49,901	60,346	44,023	59,940	59,131	59,131
Supplies	7,118	1,060	4,306	1,400	1,400	1,400
Purchased Services	786,394	725,640	854,682	672,122	672,122	672,122
Debt & Other Financing	1,367,374	835,263	904,038	1,475,928	1,486,737	1,486,737
Total Expense	\$ 2,355,795	\$ 1,820,520	\$ 1,957,507	\$ 2,351,895	\$ 2,361,895	\$ 2,361,895
Net General Fund	\$-	\$-	\$-	\$-	\$-	\$-

CDA Redevelopment

Function: Planning & Development

Service Overview

Service: Redevelopment

Service Description

This service oversees the Community Development Authority's (CDA) efforts to carry out various economic and redevelopment initiatives of the City. Active CDA redevelopment work includes: The Village on Park, public housing redevelopment in the Triangle, and the Allied Drive Neighborhood redevelopment. The CDA also operates more than 200 affordable apartments with long-term rent restrictions but no federally funded operating subsidy. The goals of this service are to redevelop aging public housing to improve living conditions for existing residents, ensure quality housing for low-income households continues, and undertake redevelopment activities that strengthen low and moderate-income neighborhoods by removing blight and constructing high-quality affordable housing.

2018 Planned Activities

- Plan for redevelopment of 300 public housing units in the Triangle.
- Continue the construction of single family homes in the Allied Drive neighborhood.
- Plan and implement the replacement of four public housing units on Teresa Terrace that are functionally obsolete with up to eight newly constructed affordable housing units.

Service Budget by Account Type

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Revenue	(2,355,795)	(1,820,520)	(1,957,507)	(2,351,895)	(2,361,895)	(2,361,895)
Expense	2,355,795	1,820,520	1,957,507	2,351,895	2,361,895	2,361,895
Net Service Budget	\$-	\$-	\$-	\$-	\$-	\$-

Line Item Detail

Agency Primary Fund: CDA

Charges for Service

	2016 Actual	2	017 Adopted	2	017 Projected	2	018 Request	201	8 Executive	20	018 Adopted
Development Fees	(8,201)	(168,020)		(8,445)		(100,000)		(100,000)		(100,000)
Non Dwelling Rent	(1,514,237)	(1,495,000)		(1,589,090)		(1,540,000)		(1,540,000)		(1,540,000)
TOTAL	\$ (1,522,438	\$	(1,663,020)	\$	(1,597,535)	\$	(1,640,000)	\$	(1,640,000)	\$	(1,640,000)
Investments & Contributions											
	2016 Actual	2	017 Adopted	2	017 Projected	2	018 Request	201	8 Executive	20	018 Adopted
Interest	(629,450)	(100,000)	-	(89,567)	_	(495,495)		(495,495)	_	(495,495)
TOTAL	\$ (629,450		(100,000)	\$		\$	(495,495)	\$	(495,495)	\$	(495,495)
Misc Revenue											
	2016 Actual	2	017 Adopted	2	017 Projected	2	018 Request	201	8 Executive	20	018 Adopted
Miscellaneous Revenue	(136,436)	(57,500)		(128,881)	_	(166,400)	-	(166,400)	_	(166,400)
TOTAL	\$ (136,436		(57,500)	\$		\$	(166,400)	\$	(166,400)	\$	(166,400)
Other Finance Sources				•		•	. , ,	•		•	
	2016 Actual	2	017 Adopted	2	017 Projected	2	018 Request	201	8 Executive	20	018 Adopted
Sale Of Assets	(328,590		-	-	-	-	-	_		-	-
(Gain) Loss On Sale Of Asset	482,737		-		-		(50,000)		(50,000)		(50,000)
General Obligation Bond Issue	44,709		-		-		-		-		-
General Obligation Bond Alloc	(44,709)	-		-		-		-		-
Capital Contributions	(50,000		-		-		-		-		-
Fund Balance Applied	(171,618)	-		-		-		(10,000)		(10,000)
TOTAL	\$ (67,470	\$	-	\$	-	\$	(50,000)	\$	(60,000)	\$	(60,000)
Transfer In											
	2016 Actual	2	017 Adopted	2	017 Projected	2	018 Request	201	8 Executive	20	018 Adopted
Transfer In From Insurance	-	_	-		(141,525)	_	-	_	-	_	-
TOTAL	\$-	\$	-	\$	(141,525)	\$	-	\$	-	\$	-
Salaries											
	2016 Actual	2	017 Adopted	2	017 Projected	2	018 Request	201	8 Executive	20	018 Adopted
Permanent Wages	138,990		202,057		148,426		205,301		205,301		205,301
Salary Savings	-		(3,846)		-		(83,196)		(83,196)		(83,196)
Pending Personnel	-		-		-		20,000		20,000		20,000
Compensated Absence	5,225		-		-		-		-		-
Hourly Wages	325		-		914		-		-		-
Overtime Wages Permanent	467		-		1,113		400		400		400
Election Officials Wages	3		-		6		-		-		-
TOTAL	\$ 145,008	\$	198,211	\$	150,459	\$	142,505	\$	142,505	\$	142,505
Benefits											
	2016 Actual	2	017 Adopted	2	017 Projected	2	018 Request	201	8 Executive	20	018 Adopted
Comp Absence Escrow	-		1,974		1,046		2,000		2,000		2,000
Health Insurance Benefit	22,386		29,110		20,802		26,603		26,952		26,952
Wage Insurance Benefit	360		129		954		806		806		806
WRS	9,231		13,741		10,170		14,392		13,757		13,757
FICA Medicare Benefits	10,086		15,392		11,052		16,139		15,616		15,616
Other Post Emplymnt Benefit	323		-		-		-		-		-
Pension Expense	7,515		-		-		-		-		-
TOTAL	\$ 49,901	\$	60,346	\$	44,023	\$	59 <i>,</i> 940	\$	59,131	\$	59,131

Line Item Detail

Agency Primary Fund: CDA

Supplies

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Postage	339	-	-	200	200	200
Work Supplies	6,394	1,060	4,306	1,000	1,000	1,000
Food And Beverage	384	-	-	-	-	
Equipment Supplies	-	-	-	200	200	200
OTAL	\$ 7,118	\$ 1,060	\$ 4,306	\$ 1,400	\$ 1,400	\$ 1,400
Purchased Services						
	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Electricity	769	1,000	-	1,000	1,000	1,000
Water	2,328	2,000	2,667	2,500	2,500	2,500
Stormwater	519	700	438	500	500	500
Cellular Telephone	-	240	-	240	240	24
Building Improv Repair Maint	4,040	-	-	-	-	
Landscaping	13,683	6,200	138,948	14,000	14,000	14,000
Conferences & Training	2,235	4,000	240	3,000	3,000	3,00
Appraisal Services	-	2,000	-	2,000	2,000	2,00
Audit Services	12,000	19,000	19,000	20,000	20,000	20,00
Legal Services	1,123	-	1,436	-	-	
Mortgage & Title Services	900	500	-	-	-	
Management Services	636,963	651,000	651,000	572,100	572,100	572,10
Advertising Services	359	-	240	5,000	5,000	5,00
Engineering Services	5,477	-	-	-	-	
Other Services & Expenses	68,315	15,000	2,156	15,000	15,000	15,000
Property Insurance	37,683	24,000	38,557	36,782	36,782	36,782
OTAL	\$ 786,394	\$ 725,640	\$ 854,682	\$ 672,122	\$ 672,122	\$ 672,122
Debt & Other Financing						

Debt & Other Financing

	20	16 Actual	2017 Ad	opted	2017 Project	ed	2018 Request	201	8 Executive	20	18 Adopted
Principal		-	!	575,180		-	787,480)	797,480		797,480
Interest		682,815	:	171,820	121,	506	613,025	i	613,025		613,025
Paying Agent Services		2,425		-	1,	425	2,425	i	2,425		2,425
PILOT		70,000		70,000		-	70,000)	70,000		70,000
Depreciation		612,134		-	306,	067			-		-
Fund Balance Generated		-		18,263	475,	040	2,998	5	3,807		3,807
TOTAL	\$	1,367,374	\$ 8	35,263	\$ 904,0)38	\$ 1,475,928	\$	1,486,737	\$	1,486,737

CDA Redevelopment

Position Summary

		20	017			2	018			
		Bu	dget	Re	quest Executive			Adopted		
	CG	FTEs	Amount	FTEs	Amount	FTEs	Amount	FTEs	Amount	
CDA EXECUTIVE DIR	18	1.00	95,537	1.00	102,527	1.00	102,527	1.00	102,527	
HSG INIT SPEC	18	1.00	65,876	1.00	67,192	1.00	67,192	1.00	67,192	
TOTAL		2.00	\$ 161,413	2.00	\$ 169,719	2.00	\$ 169,719	2.00	\$ 169,719	

Salary amounts recorded on this page are for total budgeted salaries; this amount may differ from budgeted permanent wages as presented in the Line Item Detail due to payroll allocations to other funding sources (capital projects, grants, etc.) or inter-agency services are not reflected in this summary page.